

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 21, 1993

Mr. and Mrs. Eric Russel Gelvar
112 Hawthorne Avenue
Baltimore, MD 21208

RE: Case No. 93-417-A, Item No. 431
Petitioner: Eric Russel Gelvar, et ux
Petition for Administrative Variance

Dear Mr. and Mrs. Gelvar:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on May 27, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 431 (JL)

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: June 10, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 427, 429, 431 and 432.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey M. Long

Division Chief: Gary L. Klein

PK/JL:lw

427, ZAC/ZAC1

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Zoning Advisory Committee

DATE: June 7, 1993

FROM: Captain Jerry Pfeifer

SUBJECT: June 14, 1993 Meeting

#425 No Comments
#426 Building shall comply with the 1991 Life Safety Code
#427 No Comments
#428 Building shall comply with the 1991 Life Safety Code
#429 No Comments
#430 No Comments
#431 No Comments
#432 No Comments

JUN 8 1993

ZADM

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JUNE 7, 1993

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Eric and Sheri Gelvar
112 Hawthorne Avenue
Baltimore, Maryland 21208

Re: CASE NUMBER: 93-417-A (Item 431)
112 Hawthorne Avenue
N/2 Hawthorne Avenue, 265' W of Ivanhoe Place
3rd Election District - 2nd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case, should reference the case number and be directed to 887-3353. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before June 13, 1993. The closing date (June 28, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

111 West Chesapeake Avenue
Towson, MD 21204

Provisional Approval
Permit No: 0165815

93-417-A

DATE: 7/8/93

LOCATION: 112 HAWTHORNE AVE

The issuance of this permit in no way grants or implies approval of any matter relating to this property which is in conflict with the Baltimore County Zoning Regulations.

The issuance of this permit is subject to the following Conditions: (Please check appropriate box(es))

☒ Owner has filed for a public hearing, Item # 431.

☐ Owner must file for a public hearing within _____ days before the Zoning Commissioner requesting relief from all conflicts with the Baltimore County Zoning Regulations.

☐ Owner/contract purchaser must submit a complete revised site development plan and requested accompanying information within _____ days resolving all possible conflicts with the Baltimore County Zoning Regulations.

The owner/contract purchaser may proceed at his own risk with the construction indicated in the above-referenced permit.

However, in the event that any or all of the above conditions are not completed as stipulated, and/or the petition for relief has been denied, dismissed or withdrawn, this provisional approval is rescinded forthwith.

Immediately thereafter the owner/contract purchaser must return the property to the condition it was in prior to the beginning of said construction and accepts full financial liability in the matter.

I have read the above statement and I agree to abide by the decision of the Zoning Commissioner if applicable in this matter. I also hereby certify that I the undersigned am in fact the owner and if applicable the contract purchaser and not just an agent for same.

Signed: Eric Gelvar

Owner

(Please print clearly)

Name: Eric Gelvar
Address: 112 Hawthorne Ave
Towson, MD 21208
Work Phone: 410-333-1350
Home Phone: 410-333-1350

Signed: _____

Contract Purchaser

(Please print clearly)

Name: _____
Address: _____
Work Phone: _____
Home Phone: _____

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND LICENSES
TOWSON, MARYLAND 21204

93-417-A

BUILDING PERMIT

PERMIT #: B145815 CONTROL #: MR DIST: 03 PREC: 04
DATE ISSUED: 06/08/93 TAX ACCOUNT #: 0302070370 CLASS: 04

PLANS: CONST 0 FLOT 1 R FLAT 0 DATA 0 ELEC YES PLUM NO
LOCATION: 112 HAWTHORNE AV
SUBDIVISION: RALSTON ANNEX

OWNERS INFORMATION
NAME: GELVAR, ERIC RUSSEL & SHERI A.
ADDR: 112 HAWTHORNE AVE 21208

TENANT:
CONTR: COLUMBIA WOODWORKING

ENGR:
SELLR:
WORK: CONSTRUCT 1 STORY W/BSMT ADDITION ON SIDE &
REAR OF EXISTING SFD. TO BE USED FOR 2 BDRMS,
1 BATH & 1 POWDER ROOM. BASEMENT FOR STORAGE.
24'40'X24' W/4X24' OFFSET - 1680SF. CORRECTION GIV
GIVEN-NO FEE. VARIANCE CASE ITEM #431. PROVIS-
IONAL APP PER ZADM. REP. B151833. PLN WVED JPP.

BLDG. CODE: 1 AND 2 FAM. CODE
RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED

ESTIMATED * PROPOSED USE: SFD & ADDITION
10,000.00 EXISTING USE: SFD

TYPE OF IMPRV: ADDITION

USE: ONE FAMILY

FOUNDATION: BLOCK

SEWAGE: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 60X119

FRONT STREET: N-A

SIDE STREET: N-A

FRONT SETB: NC

SIDE SETB: 5.5/NC

SIDE STR SETB:

REAR SETB: 32

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES.

Arnold Jablon, Director
Baltimore County Office of Zoning
Administration & Development Management
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: 112 Hawthorne Ave.
Item # 431
Residential Administration Variance

Dear Mr. Jablon:

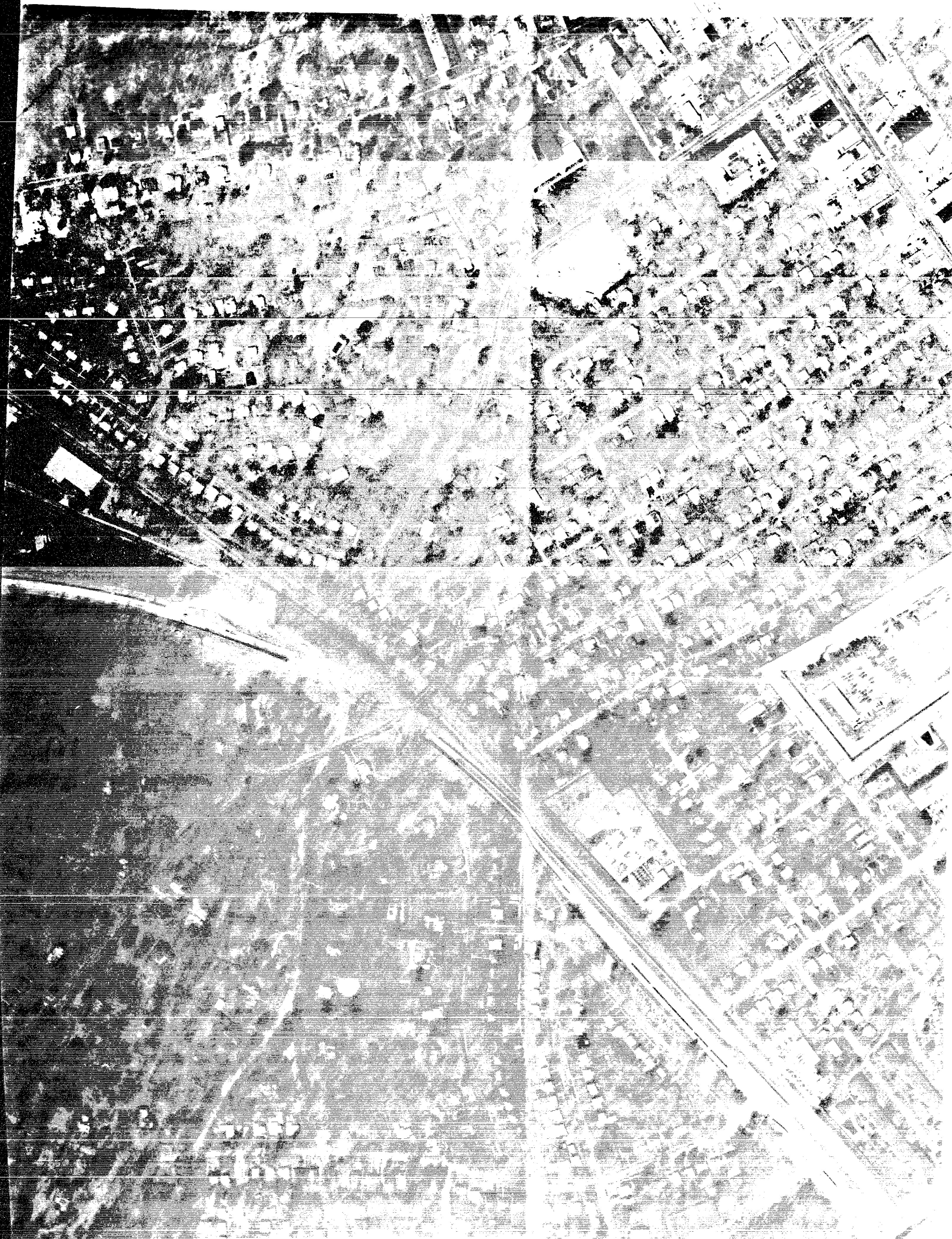
We are writing to you in an effort to request your help in approving our variance. We understand that this approval would be a provisional one, conditioned on no objections being filed by our neighbors during the thirty (30) day period.

We would like to take this opportunity to briefly explain the reasons for our request and the hardship we have encountered.

We understand that our property is zoned DR5.5 which means there are 10 foot side setback lines. Out of necessity, in December of 1992, we decided to extend our home by adding an addition. We obtained an FHA 203K Rehabilitation Loan which is set up in draws to be released to us and our subcontractors as building progresses. We had our attorney contact the Baltimore County Zoning Department since we knew that we would be closer than 10 feet to the westernmost property line. Our attorney spoke to Mr. Goetz in the Zoning Department and made arrangements for a variance to be granted so that zoning could sign off on the building permit.

The problem arose when our subcontractor submitted an INCORRECT Plat Plan showing no violation of the 10 foot side setback line. We think that Mr. Goetz determined that the variance was no longer needed and therefore zoning signed off on the incorrect plot plan and building permit.

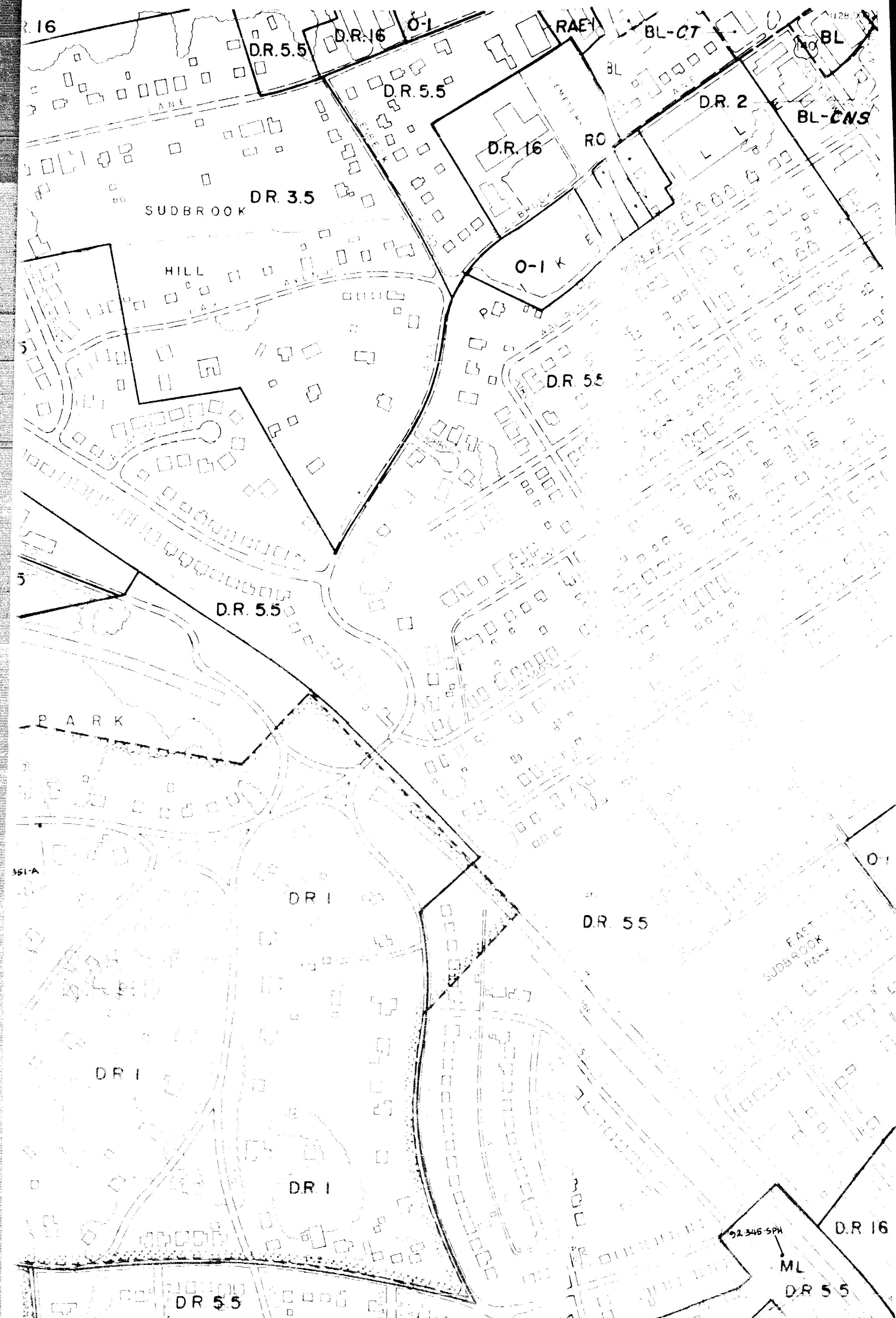
We have had a number of inspections by our lender and by Baltimore County inspectors, beginning with the inspection of the footers and



93-417-A

RE COUNTY NNING AND ZONING APHIC MAP

| | | |
|--|------------------------|----------------------|
| SCALE 1" = 200' | LOCATION PIKESVILLE | SHEET N.W. 7-F |
| DATE OF PHOTOGRAPHY JANUARY 1986 | | |



UNTY AND ZONING NG MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Howard
Chairman, County Council

| | | |
|--|------------------------|----------------------|
| SCALE 1" = 200' | LOCATION PIKESVILLE | SHEET N.W. 7-F |
| DATE OF PHOTOGRAPHY JANUARY 1986 | | |

93-417-A